

August 8, 2006

Minutes of the Public Hearing and City Council Meeting held on Tuesday, August 8, 2006 at Alpine City Hall, 20 North Main, Alpine Utah 84004 as follows:

The following members were present and constituted a quorum:

Mayor Hunt Willoughby

City Council Members: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch

Staff: Ted Stillman, Shane Sorensen, Janis H. Williams, April Riley, David Church and Jay Healey

Others: Jannicke Brewer, Craig Skidmore, Jim Tracy, Donna Nash, Stuart Nash, Jenné Hunter, Ron Madson, Kip Botkin, *Police Chief*, LaVon Devey, Dansey Devey, Stafford Thomas, Dylan Rhodes, Jake Westbrook, Michael Burggraf, Aaron Johnson, Chris Nielson, Bob Bennett, Bonna Hanson, Kent Hanson, Amberlee Buckner, *Lone Peak Press*, Kim Lambourne, Scott Thomas, Scott Moeller and Maria Beck

PUBLIC HEARING – 6:30 pm: FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING TRUTH IN TAXATION. Mayor Willoughby opened the Public Hearing at 6:30 pm.

Ted Stillman showed a letter from Highland City indicating we need additional firefighters to meet the minimum needs required to mount an effective response to a fire, and secondly, Mayor Franson asked Alpine to increase its budget to bring the police department to the level of .88 officers per thousand as agreed to some years ago. Both Alpine and Highland are part of the Lone Peak Public Safety District. Ted Stillman indicated the additional officers will allow for more services to our residents and will provide two-deep coverage as we are working towards a precinct system so that we have officers on duty all the time. Highland City said they are committed to the two actions mentioned above and will not be satisfied until they are met. Mr. Stillman said we also have a request from Alpine Elementary to have the DARE Program.

Ted Stillman said the proposal is to keep the tax rate at the same rate as last year and the increased tax would be due to the increased valuation of our home.

LaVon Devey asked for some clarification as she had heard that Highland's taxes will go up five times; however, Ted Stillman said their tax will double but not go up five times. Mr. Stillman said that Highland has decided to take the bulk of the tax increase all at once and Alpine will increase their tax rate incrementally.

Bob Bennett said he has tried to figure out the valuation of his property and Ted Stillman said the County reassesses property value about every five years. The county looks at it as market value. Mayor Willoughby recommended that Robert Bennett go to the County to protest his property tax valuation.

The Public Hearing adjourned at 6:40 pm.

CITY COUNCIL MEETING –6:00 pm

I. CALL TO ORDER Mayor Hunt Willoughby called the City Council to order at 6:00 pm and welcomed those in attendance. Mayor Willoughby said the Council would be dealing with some issues until 6:30 at which time they will go to the Public Hearing.

II. PRAYER/OPENING COMMENTS - Thomas Whitchurch

III. PLEDGE OF ALLEGIANCE. Dylan Rhodes led audience in the Pledge of Allegiance.

IV. PUBLIC COMMENT. Time has been set- aside for the public to express their ideas, concerns and comments on items not on the agenda.

Ron Madson approached the City Council again about the light poles at the Rodeo Grounds and felt there was a special interest group that is dealing with improvements at that location. Mr. Madson was under

the impression that this group had to go through the process of going to the PRO Committee then to the Planning Commission and then to the City Council for approval prior to installing the lights and asked if this procedure had been followed. Mr. Madson said that he lived in the County, but owned property in Alpine City that he pays taxes on. Ron Madson wanted to see if the Rodeo Committee had a general plan and if this was being followed and not being improved and developed incrementally. He asked if the council was going to act on this tonight and was told by the Mayor that this was not on the agenda to be acted upon. Mayor Hunt Willoughby stated there were people up to the Rodeo Grounds readying the facilities for Alpine Days; however, any work on the lights would have been done without permission.

Jenné Hunter said she was disappointed that the gazebo has not been completed in time for this year's Alpine Days and Mayor Willoughby said this item is on the agenda for action later tonight. Shane Sorensen said we are a small City and have a limited staff as they would be doing the work. Mrs. Hunter admonished the staff and said they need to keep their word.

Jenné Hunter further commented pertaining to the one-way road on 600 East. Mrs. Hunter said she likes that this has been opened up; however, requested that a stop sign be put at the corner of 300 North and 600 East. Jenné Hunter felt this would be in the best interest of the city and for safety of the children going to school. Shane Sorensen went over the state code pertaining to stop signs in a school zone and also said that stop signs are not to be used for slowing down traffic. Chief Botkin said that 300 North is so narrow a stop sign would make matters worse with traffic stacking up. Chief Botkin said the PTA and Police Dept. can only do so much, but felt that parents needed to step up and take responsibility in educating their children. Thomas Whitchurch asked about the possibility of having an officer assigned to patrol each crosswalk during the morning and afternoon during the school season. Chief Botkin said there will be nine schools next year in the Alpine and Highland area and it will be impossible to have an officer at every school and every crosswalk before and after school. David Church said that fines for speeding in a school zone are already higher than in other areas and that the fine on a second offense goes up considerably. Jenné Hunter asked about turning in the license plate number if she witnessed a speeding car that almost hits a child. David Church said you have to be able to identify the driver as the owner of the car cannot be penalized or ticketed as he may not be the driver.

A resident asked about the intersection of 200 North and 400 West, whether it would be a 4-way stop or if there would be a small roundabout constructed and when would this be improved. Shane Sorensen said this was part of Westfield Road improvements, but the preliminary designs were for a 4-way stop. Mr. Sorensen felt the grade of 400 West was too steep to have a roundabout, even a small roundabout and that it was too hard for the big trucks to maneuver around a small roundabout.

V. CONSENT CALENDAR. There was nothing on the Consent Calendar.

VI. REPORTS. There were no reports.

VII. ACTION ITEMS. Mayor Willoughby changed the sequence of several items on the agenda as follows:

C. WILLOW CANYON HEIGHT VARIANCE – THE NASH HOME. Ted Stillman said that lot 7 in Willow Canyon is located at 400 N. Bald Mountain Drive. The owners are asking for a height variance of 3 feet and the Willow Canyon Architectural Review Committee has approved the variance request. The request is within the height range of previous variances in the Willow Canyon Subdivision.

MOTION: Tracy Wallace moved to approve a 3-foot height variance on lot 7 in the Willow Canyon Subdivision, Plat 2A. Thomas Whitchurch seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0.

E. LDS CHURCH SITE PLAN – NORTH MAIN. Ted Stillman said the Fort Canyon LDS Church site plan consists of one lot on 4.03 acres in the CR-40,000 zone. It is located at approximately 890 N. Heritage Hills Drive. Shane Sorensen expressed concern over the driveway access and how it would line up with Fort Canyon Road. The biggest concern was the intersection. It met AASHTO standards assuming people would drive the speed limit and there were also potential site distance problems. Will Jones had talked in the Planning Commission Meeting about the possible road layout of surrounding properties if

they were developed. The LDS Church and Will Jones had discussed another possibility of a road along the north side of the property. Ted Stillman said an acceptable plan has since been provided for the driveway access onto Heritage Hills Drive. The Fire Chief has reviewed the plans and approved the adequacy of the existing and proposed fire hydrants. The Planning Commission had reviewed and approved the landscape plan and the alignment of the south driveway. Jannicke Brewer said the parking met city standards.

MOTION: Kent Hastings moved to approve the proposed site plan subject to the following conditions:

1. Design a private driveway on the north boundary to be built to a half-width street standard that could be later dedicated as a public street including a park strip, curb, gutter and sidewalk.
2. The Church agrees to either reimburse the City for construction of the south and east portion of Heritage Hills Drive or construct the improvements as part of their project.
3. A UPDES permit be obtained for the site prior to construction. A copy of the permit be provided to the City Engineer.
4. The redlines on the drawings be addressed, including a minimum of two streets light on Heritage Hills Drive of the same design as approved by the City.
5. The details be worked out on how the possible future right-of-way at the north driveway will be conveyed to the City.
6. The proposed chain link fencing be coated with dark vinyl and the 3-foot high split rail vinyl fence be color coordinated with the church.

Tracy Wallace seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0.

B. RESOLUTION NO. R2006-05; THE 2006-2007 TAX RATE. Ted Stillman said a Truth in Taxation Public Hearing was held earlier in the evening. This resolution adopts the Tax Rate for the 2006-2007 Budget at 0.001091. This rate is the same as last year and will generate \$56,713 which will go toward the hiring of three new police officers. The City will still need to generate an additional \$68,287 from other sources to hire these three officers.

Kent Hastings said he couldn't justify the tax increase just to have more police officers than Provo bringing our level up to .85 officers per thousand for the type of city we live in and felt we should use a tax increase for necessary services. Hata Puriri said that to have one officer to cover each city for 24 hours is the bare minimum and didn't have any trouble with this tax increase. Mayor Willoughby said we are a very conservative city and agreed with Hata. Thomas Whitchurch said that any time we give more money to the government is a concern to him. He doesn't agree with what Highland is doing and felt a small incremental increase is more appropriate.

MOTION: Hata Puriri moved to adopt Resolution No. R2006-05, the Tax Rate to the 0.001091 for the 2006/2007 Budget. Thomas Whitchurch seconded. Ayes: Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 1. Kent Hastings voted nay.

D. TELECOMMUNICATIONS LEASE CONSULTANT. Ted Stillman said the purpose and intent of a Master Telecommunications Land Use Plan parallel the goals and objectives of other comprehensive plans such as roadway improvements, annexation studies and extensions of water and sewer lines. The end result is a planning tool that offers strategies to reduce tower extraneous infrastructure by improving the efforts to merge wireless deployment thereby minimizing tower proliferation by increasing shared sites. Mr. Stillman said that CityScape will 'protect' the aesthetics of the community by helping to control the number of future telecommunication sites that are located in the community.

Ted Stillman went over the difference between owning the pole and leasing it to cell phone providers or allowing each company to have their own site. If the city owned the pole and leased space to cell phone providers, then we would get the money.

MOTION: Kent Hastings moved that we authorize up to \$2,500 for a wireless communication consultant. Tracy Wallace seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

F. STREET LIGHTING. Ted Stillman said we have been working diligently to approve our street lighting. Shane Sorensen said he met with one individual today and should have one bid later in the week. Mr. Sorensen said he was hoping to get more interest in this, but has been unsuccessful. Ted Stillman recommended that we postpone this.

G. LEGACY PARK PAVILION/RESTROOMS/GAZEBO. Shane Sorensen said the cost of designing the Legacy Park Restrooms/Gazebo/Pavilion was more than the City was willing to pay and the total cost of the project was approaching \$200,000. Councilman Wallace has been researching the possibility of constructing prefabricated buildings that are pre-engineered and cost less than stick built construction. Ted Stillman suggested the Councilmen look at the pavilion across the street from Timberline Middle School.

A. ORDINANCE NO. 2006-14; DEVELOPMENT CODE AMENDMENTS. Ted Stillman said the Development Code Amendments were tabled from the July 25th City Council Meeting to allow more time for review. The Planning Commission has reviewed the Development Code and is now recommending the "clean" copy of the proposed changes to the City Council. This document was edited by April Riley, City Planner, who took the proposed changes from city staff and the Planning Commission and edited them into one document. Amendments to the Development Code include parking and accessory building setbacks.

Ted Stillman went over the major changes. Thomas Whitchurch asked for clarification on one other issue and that is when someone comes in for a new business license if there is a change of use in the business. Councilman Whitchurch felt we were putting on an additional burden on tenants of the building, concerning parking spaces needed, where they might not own the building and this would be out of their control. Jannicke Brewer clarified this further.

This item was delayed until next City Council Meeting so the councilmen can review changes to the Development Code.

VIII. COMMUNICATION

Hata Puriri – Would like to have on the next City Council agenda the Rodeo Grounds light poles. Kent Hastings felt the poles should come down until they go through the proper procedure and Thomas Whitchurch said he didn't want to place an additional burden on staff as this is the week of Alpine Days.

IX. EXECUTIVE SESSION to discuss Litigation, Property Acquisition and Personnel. An Executive Session was not needed.

X. APPROVAL OF MINUTES

Public Hearing and City Council Meeting of July 25, 2006

MOTION: Kent Hastings moved to approve the minutes of the Public Hearing and City Council Meeting of July 25, 2006 and adjourn. Thomas Whitchurch seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0.

The meeting adjourned at 7:20 pm.